

## Bluewater Cove HOA Architectural Committee Check List

Name: \_\_\_\_\_

Lot#: \_\_\_\_\_ Address: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Contact Email: \_\_\_\_\_

### CHECKLIST

Item	Completed	Meets Requirement	Notes
<b>Dwelling Specifications</b>			
Two copies of complete set of elevations, plans and specs, landscaping plans, any improvement, alteration, repair, etc requiring approval from the Architectural committee at least 30 days prior to application for a building permit, or before construction is actually scheduled to begin, whichever is the earlier event.			
Committee approved/disapproved within 15 days of submission			
Homeowner should seek ACC approval before applying for county building permit. After permit is secured, a copy must be provided to the ACC or approval is only "pending approval" subject to receipt			
\$1000 deposit check sent to Bluewater Cove HOA			Bluewater Cove HOA 147 White Heron Lane Swansboro, NC 28584
Minimum dwelling size (other than The Oaks) 1,350 SQ FT			
Minimum dwelling size for The Oaks, 2,000 SQ FT			
Single family home			
Setback Requirements (non-corner lots) 30' front (being any road) 25' back (lot line) 10' either side (lot line)			Driveways not included in setback requirements Roof overhangs, porches, decks & other extensions included in setback requirements

## Bluewater Cove HOA Architectural Committee Check List

Setback Requirements (corner lots) 30' front (being any road) 25' back (lot line) 10' side (without street) 20' side (with street)			Driveways not included in setback requirements Roof overhangs, porches, decks & other extensions included in setback requirements
For The Oaks - each lot will maintain a 30' wide vegetated buffer between all impervious areas and surface waters			
Residence on two lots – see covenants			
Residence may not exceed 2.5 living stories or 35' (measured from lowest grade level of building foundation or piers upon which structure is erected)			Excludes chimneys, flue stacks, vent pipes, or approved antenna
Foundation may not have exposed cinder blocks or concrete blocks. Must be stucco. Brick foundations are allowed as well as stone. Foundation must be a minimum of 24" above final grade			Foundation may be crawl space or raised slab
Roof has minimum pitch of at least 6/12 Roof minimum pitch in The Oaks of at least 7/12			
Landscaping plan has been submitted and plantings meet approval of architectural committee			
Allowable built upon area per lot shall be limited to 4,574 SQ FT (inclusive of right-of-way, structures, pavement, walkways or patios of brick, stone, or slate (does not include wood decking, maximum built upon area per lot in The Oaks is 5,500 SQ FT. (unless special county or CAMA rules apply)			
Driveways shall be paved with either asphalt, concrete, or brick pavers			
Roofing shingles shall match other shingles understanding that only three colors will be allowed in the subdivision. In addition to single roofs, metal roofs are allowed but must be approved.			
Attached two car garage is required			

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Color Schemes – plans must specify all exterior colors such as siding, trim, and other visible portions on outside of building			Ensure that harmonious color schemes exist and no radical and extremely unusual or “Garish” color schemes exist within the subdivision.
Building must be stick built (no mobile homes)			
Siding may be vinyl, brick, stone, stucco, cedar, or hardi-board			
<b>Fences</b>			
Fences must be PVC, painted wood, treated wood, brick, or wrought iron			
<b>Mailboxes</b>			
Mailboxes – common design as in the neighborhood			
<b>Detached Garage/Storage</b>			
One detached garage/storage area may be constructed but must meet architectural design standards, must not be more than 400 SQ FT. Should consist of same materials as home with matching siding			All setback requirements apply to garage/storage construction
<b>Docks &amp; Piers</b>			
Must follow all CAMA guidelines for approval			
CAMA permits and required letters from neighbors must be provided to the ACC for approval			
Two copies of CAMA permit and required approval letters should be provided to the ACC. One of which will be kept on file			

**Note:** This information is provided as a guide for people building in Bluewater Cove. The Restrictive Covenants remain the final word on building specifications. Lot owners and builders should verify that they have complied completely with the Restrictive Covenants which are posted online at: <https://bluewatercovehoa.org>.

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**Bluewater Cove HOA  
Architectural Committee Check List**

Based on the architectural plans that were provided to the Bluewater Cove Architectural Committee on \_\_\_\_\_ we have reviewed them and \_\_\_\_\_ the proposed plans.

Any approval is only “**PENDING APPROVAL**” subject to receipt of the following:

-Copy of the plans, county building permit, CAMA permit, and \$1,000 damage deposit.

Should any architectural plans change we request that you contact the Architectural Committee for additional approvals.

If you have any questions or concerns, please contact the Architectural Committee.

Thank you.

\_\_\_\_\_  
PRINT NAME (Committee Member 1)

\_\_\_\_\_  
PRINT NAME (Committee Member 2)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE